

CHAPTER 14

M-1 -- Limited Manufacturing District

Sec. 14-1. Purpose of the District.

The purpose of this district is to provide sufficient space in appropriate locations for certain types of businesses and manufacturing, research and development, relatively free from offense, in modern landscaped buildings, to make available more attractive locations for these enterprises and industries, and to provide opportunities for employment closer to employees' residences with corresponding reduction of travel time from home to work. Certain commercial uses are permitted primarily for services to employees in the district. Typical development in the district would be that which is commonly known as an "industrial park." Accessory signs of limited area and application are permitted. In order to preserve the land for industry and to avoid future conflicts between industry and residence, future residential uses are restricted.

Sec. 14-2. Uses Permitted in M-1 District.

A building or land shall be used only for the following purposes:

- (1) Generally those light manufacturing uses similar to those listed below which do not create any more danger to health and safety in surrounding areas, and which do not create any more offensive noise, vibration, smoke, dust, lint, odor, heat, or glare than that which is generally associated with light industries of the types specifically permitted below:
 - (a) Manufacture or assembly of component parts for spacecraft or aircraft, medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, novelties, games, and electrical or electronic apparatus.
 - (b) Manufacture and assembly of light mechanical devices, machines and parts, meters, wire products, pumps, vending machines, and office machines.
 - (c) Manufacture and assembly of electrical devices, appliances, electronic equipment,

radios, phonographs -- including the manufacture of parts such as coils and transformers, machine parts such as thermostats, heaters, generators, and other electrical products, but not including heavy equipment such as that used in electrical power generation.

- (d) Manufacture or assembly of bolts, nuts, screws, and rivets, firearms, photographic and metering equipment, tools, dies, machinery and hardware products, but not including ammunition or explosives.
 - (e) Manufacture of candy and bakery products, dairy products and ice cream, fruit and vegetable processing and canning, the processing and canning of meat and poultry products, but not slaughtering of poultry or animals or processing or bulk storage of grain or feeds for animals or poultry.
 - (f) Manufacture of pillows, quilts, millinery, hosiery, clothing, and fabrics; printing and finishing of textiles and fibers into fabric goods.
 - (g) Manufacture of small boxes, furniture, cabinets, baskets, and other light wood products of similar nature.
 - (h) Compounding of cosmetics, toiletries, drugs, and pharmaceutical products.
- (2) Banks, drive-in or otherwise.
 - (3) Dwellings for resident watchmen and caretakers employed on the premises.
 - (4) Transformer stations, static, normal distribution and transmission lines, poles and towers, pumping stations, water towers, structures necessary for the operation of a public utility (excluding power plants and gas plants), or for the exercise of a governmental function, excluding all types of equipment storage and further excluding any penal or correctional institutions. Buildings to house public utility equipment, sub-stations, water towers, and high voltage transmission lines shall be allowed subject to approval by the City Planning Commission pursuant to the provisions of

Section 15.2-2232 of the Code of Virginia, 1950,
as amended. (9/9/98)

- (5) Heliport or helistop, subject to securing a Use Permit. (10/27/99)
- (6) Laboratories, research, experimental or testing, but not the testing of explosives.
- (7) Machine shops and light metal fabrication, excluding heavy punch presses and drop hammers.
- (8) Offices and office buildings; data processing center.
- (9) Motion picture studio.
- (10) Nursery for growing or propagation of plants, trees, and shrubs.
- (11) Photographic processing or blueprinting.
- (12) Printing and publishing.
- (13) Railroad spur tracks.
- (14) Restaurants, but no drive-in restaurants.
- (15) Truck or freight terminal.
- (16) Wholesale merchandising or storage warehouses or distribution center.
- (17) Day care 3, as an accessory use, subject to securing a Conditional Privilege. (10/27/99)
- (18) Commercial communication tower subject to securing a Use Permit. (10/27/99)
- (19) Commercial Building Mounted Antenna; provided the following:
 - (a) The building is not a single family dwelling;
 - (b) The minimum height of the building shall be no less than thirty five (35) feet;
 - (c) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;

- (d) The antenna and support structures are painted so that they are compatible with the primary building structure, unless roof mounted; and (amended 7/9/97)
- (e) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)

Sec. 14-3. Limitations on Permitted Uses.

The uses permitted in this district shall be subject to the following special conditions:

- (1) All uses conducted outside of a building shall be screened so as not to be prominently visible from surrounding properties and streets.
- (2) All buildings shall be of permanent and durable construction and limited to thirty five (35) feet in height, unless otherwise approved by Use Permit under Chapter 20.
- (3) Loading operations shall be conducted at the side or rear of buildings; service drives or other areas shall be provided for off-street loading and in such a way that in the process of loading, no truck shall block the passage of other vehicles on the service drive or extend into any other public or private drive or street used for traffic circulation.
- (4) No accessory building area shall be located within a required front yard.
- (5) The front yard and unfenced side yards which abut a street shall be landscaped and maintained in a neat and attractive condition.
- (6) Outdoor material storage areas shall be subject to the provisions of Section 18-21 hereof.

Sec. 14-4. was repealed 8/10/88.

Sec. 14-5. Building Setback Regulations.

Within an M-1 district, there shall be required front, side, and rear yards, with minimum dimensions as follows:

	REQUIRED SETBACK Main Buildings	REQUIRED SETBACK Accessory Buildings
Front Yard	30 feet	not applicable
Side Yard	10 feet	5 feet
- when abutting a residential district	15 feet	10 feet
Rear Yard	15 feet	10 feet
- when abutting a residential district	20 feet	15 feet

Sec. 14-6. Off-Street Parking and Loading; M-1 District.

Uses permitted in any M-1 District shall provide garage or vehicle parking space and loading areas as required in Chapter 19 hereof.